

Scope of Work Attachment B

Boiler Maintenance

City of Redmond, Washington
Purchasing & Contracts Division, M/S: 3NFN

15670 NE 85th Street

PO Box 97010

Redmond, WA 98073-9710

RFP 10601-ALE

Boiler Maintenance at City of Redmond Community Center located at 6505 176th Ave NE
Redmond WA 98052

Maintenance of:

- Two (2) Fulton PHW-300
- Hot water heating loop

Monthly work will be scheduled for same day each month at the City's choosing:

- test pressure relief valves
- ensure system is water tight and pumps are fully operational
- inspect for gas leaks using only sniffer and soap
- verify set points for hot water and proper boiler operation
- Inspect condition of air intake and exhaust (especially check for exhaust leaks)
- Check make-up system consumption meter

Quarterly work to be completed in conjunction with monthly work at no additional charge:

- inspect all components associated with boiler air supply
- inspect gas valve operation
- verify proper operation of all safety cut-outs (low water, high temp, etc.)
- verify that protective chemical levels in boiler water are appropriate

Semi-Annual work to include:

- check all filters associated with air supply to boilers and clean or replace if necessary

Annual work to be performed immediately prior to heating season in conjunction with monthly and quarterly work:

- perform combustion efficiency test
- adjust air/fuel concentrations as needed for maximum efficiency
- verify operational parameters of boilers and water against those displayed via Alerton DDC systems

- change air and gas flapper gaskets
- check spark plugs and replace as needed
- check circulation pumps for necessary operation. Rebuild kits or replacement pump will be billed accordingly if needed
- check combustion condensate pH

Service reports must be sent to the City of Redmond Public Works Facilities supervisor or designee after any inspections or maintenance is performed.

Alan Edmonds

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